

## MINUTES OF A PLANNING AND ZONING MEETING

January 13, 2016

The meeting was called to order at 5:30 p.m. by Chairperson Jean Eldredge.

A roll call was taken which showed Board Members Jean Eldredge, Nancy Boender, Bill Hall, Bob Gilbert, Steven Timothy, and Cris Squire present. Russ Cowan is absent.

Others present included City Planner Chris Thomsen, City Recorder Carolyn Wilcken, City Councilman Joe Burdick, City Manager Ryan Snow, Sherm Richens, Wayne Underwood, and Bob West.

### **MINUTES**

Members reviewed minutes of the meeting of December 9, 2015, as presented. Motion to approve was made by Bill Hall. Motion seconded by Nancy Boender. Those voting Aye are Jean Eldredge, Nancy Boender, Bill Hall, Bob Gilbert, Steven Timothy, and Cris Squire. Motion carried unanimously.

### **SET BACK VARIANCE REQUEST – SHERM RICHERS**

Sherm Richens came before the Board seeking a variance to allow for construction of a 23' x 35' shed with a 10' door near Constitution Park, which isn't allowed under current Zoning ordinances.

Director Chris Thomsen stated that there are two variances he is requesting. One variance is to allow for less setback to lot line and the other is requesting a larger percentage of lot coverage. After review and discussion, a motion was made by Steven Timothy to approve the variance with the condition that he provide a recordable document restricting building in the neighbors yard and a letter from the Fire Marshall approving this action. Motion seconded by Bill Hall. Those voting Aye are Jean Eldredge, Bill Hall, Steven Timothy, and Cris Squire. Bob Gilbert voted Nay. Nancy Boender abstained. Motion carried.

### **CONDITIONAL USE PERMIT – WAYNE UNDERWOOD**

Wayne Underwood is seeking a conditional use permit to allow him to put in a pet grooming and pet store business where the old Sather's building is located on the corner of Main Street and Lagoon. After discussion, a motion was made to by Bob Gilbert to approve this conditional use permit request. Motion seconded by Nancy Boender. Those voting Aye are Jean Eldredge, Nancy Boender, Bill Hall, Bob Gilbert, Steven Timothy, and Cris Squire. Motion carried unanimously.

### **TWIN HOMES DISCUSSION**

Steven Timothy reported on the research done by a committee formed to study this issue and twin homes are supported. Zoning Director Chris Thomsen introduced ordinance 2016-398 that would cover all aspect that that have been discussed. It was determined that we need an R-2 zoning area

to better accommodate twin homes but it will take some time to make this change. After review and discussion, a motion was made by Steven Timothy to recommend that Council move forward to adopt Ordinance 2016-398. Motion seconded by Nancy Boender. Those voting Aye are Jean Eldredge, Nancy Boender, Bill Hall, Bob Gilbert, Steven Timothy, and Cris Squire. Motion carried unanimously.

### **BOARD APPOINTMENTS DISCUSSION**

A number of Zoning Board Members terms have expired.

Motion to adjourn the meeting was made by Bill Hall. Motion seconded by Nancy Boender. Those voting Aye are Jean Eldredge, Nancy Boender, Bill Hall, Bob Gilbert, Steven Timothy, and Cris Squire. Motion carried unanimously.

Meeting adjourned at 6:50 p.m.